

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj. Salur.	Appraisal	Residual	Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Class
004-116-000-180-02	16424 N CO RD 459	01/30/20	\$49,000	WD	03-ARM'S L	\$49,000	\$28,600	58.37	\$59,649	\$9,298	\$19,947	0.0	0.0	7.46	7.46	\$1,246	
044-203-000-001-00	140 N STATE STREET	03/04/22	\$70,000	WD	03-ARM'S L	\$70,000	\$36,200	51.71	\$75,360	\$1,074	\$6,434	53.6	132.0	0.20	0.20	\$5,370	201
023-181-000-086-00	1511 HUBERT RD	07/21/21	\$26,000	WD	03-ARM'S L	\$26,000	\$14,200	54.62	\$28,453	\$775	\$3,228	53.8	299.0	0.30	0.30	\$2,566	COMMERC 201
021-001-200-010-06	465 W HUBERT RD	11/22/22	\$125,000	WD	03-ARM'S L	\$125,000	\$56,100	44.88	\$112,239	\$31,941	\$19,180	0.0	0.0	10.15	10.15	\$3,147	COMMERC 101
021-002-300-050-00	6531 HICKEY HILL RD	04/28/21	\$118,000	WD	03-ARM'S L	\$118,000	\$39,200	33.22	\$78,370	\$58,630	\$19,000	0.0	0.0	10.00	10.00	\$5,863	COMMERC 401
Totals:			\$388,000			\$388,000	\$174,300		\$354,071	\$101,718	\$67,789	107.4		28.11	28.11		
							Sale. Ratio		44.92		Average			Average		Average	
							Std. Dev. =		9.90		per FF=>	\$947		per Net Ac	3,618.31	per SqFt=>	

Caledonia Commercial/ Industrial Land Values \$ 3600 per acre

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022-001-200-042-00	2480 FOREST HILLS DR	03/24/25	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$7,100	40.57	\$14,239	\$17,500	\$14,239	4.91	4.91	\$3,564	GEN RESID	402
022-002-100-065-00	2460 FOREST HILLS DR	09/25/24	\$11,500	LC	04-BUYERS INTEREST IN A LC	\$11,500	\$7,100	61.74	\$14,297	\$11,500	\$14,297	9.86	4.93	\$1,166	GEN RESID	402
022-002-100-090-00	2461 FOREST HILLS DR	12/05/24	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$6,800	34.87	\$13,645	\$19,500	\$13,645	5.59	5.59	\$3,488	GEN RESID	402
022-003-100-033-01	E HUBERT RD	08/09/24	\$62,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$62,000	\$24,600	39.68	\$30,520	\$62,000	\$30,520	10.90	4.15	\$5,688	GEN RESID	402
Totals:						\$110,500	\$45,600		\$72,701	\$110,500	\$72,701	31.26	19.58			
						Sale. Ratio		41.27		Average	Average	Average				
						Std. Dev. =		11.95		per FF=>	per Net Ac	3,534.87	per SqFt=>			

Caledonia Gen Res Land 1-10Acre \$ 3500 pr acre

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021-011-400-014-01	6161 BENNETT RD	05/01/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$109,700	43.53	\$219,310	\$90,110	\$57,420	19.80	19.80	\$4,551	GEN RESID	401
022-001-100-028-00	6750 BUCK RUN	07/31/24	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$6,400	25.10	\$12,789	\$25,500	\$12,789	6.18	6.18	\$4,126	GEN RESID	401
022-002-100-065-00	2460 FOREST HILLS DR	09/25/24	\$11,500	LC	04-BUYERS INTEREST IN A LC	\$11,500	\$7,100	61.74	\$14,297	\$11,500	\$14,297	9.86	4.93	\$1,166	GEN RESID	402
022-002-100-090-00	2461 FOREST HILLS DR	12/05/24	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$6,800	34.87	\$13,645	\$19,500	\$13,645	5.59	5.59	\$3,488	GEN RESID	402
022-007-400-017-00	6148 HUBBARD LAKE RD	09/27/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,900	51.92	\$129,896	\$24,104	\$29,000	10.00	10.00	\$2,410	GEN RESID	401
Totals:						\$433,500	\$194,900		\$389,937	\$170,714	\$127,151	51.43	46.50			
						Sale. Ratio		44.96		Average	Average	Average				
						Std. Dev. =		14.29		per FF=>	per Net Ac	3,319.35	per SqFt=>			

Caledonia Land 5-20 acres \$3300 per acre

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020-012-200-030-00	E HUBBARD LAKE TRAIL	09/19/24	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$42,300	59.16	\$84,560	\$71,500	\$84,560	43.10	43.20	\$1,659	GEN RESID	402
020-026-100-030-02	3545 SKYLER TRL	09/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,100	44.18	\$150,247	\$101,889	\$82,136	40.17	40.17	\$2,536	GEN RESID	401
020-032-400-020-00		10/31/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$42,000	64.62	\$84,000	\$65,000	\$82,000	40.00	40.00	\$1,625	GEN RESID	402
021-017-100-005-00	5961 N MT MARIA RD	09/30/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,400	37.36	\$186,766	\$150,042	\$86,808	46.01	46.01	\$3,261	GEN RESID	401
Totals:						\$556,500	\$252,800		\$505,573	\$388,431	\$335,504	169.28	169.38			
						Sale. Ratio		45.43		Average	Average	Average				
						Std. Dev. =		12.70		per FF=>	per Net Ac	2,294.61	per SqFt=>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	usd/Adj. Sal	Cur. Appraisal	Land Residua	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Fron	ECF Area	Land Table	Plate	Group
021-005-400-050-00	6610 N MT MARIA RD	09/27/24	\$650,000	WD	03-ARM'S L	\$650,000	\$293,900	45.22	\$587,806	\$265,868	\$203,674	70.2	455.0	0.73	\$3,786	70.00	211F	LAKEFRONT	400+	DEPTH
021-009-300-031-00	6198 N MT MARIA RD	07/19/23	\$530,000	WD	03-ARM'S L	\$530,000	\$237,900	44.89	\$475,759	\$364,819	\$310,578	107.1	380.0	0.87	\$3,406	100.00	211F	LAKEFRONT	200-399	DEPTH
021-009-300-032-00	6196 N MT MARIA RD	06/28/23	\$484,500	WD	03-ARM'S L	\$484,500	\$290,600	59.98	\$581,234	\$282,339	\$379,073	130.7	350.0	1.00	\$2,160	125.00	211F	LAKEFRONT	200-399	DEPTH
021-009-300-055-00	6136 N MT MARIA RD	11/13/24	\$160,000	WD	03-ARM'S L	\$160,000	\$76,300	47.69	\$152,613	\$160,000	\$151,863	52.4	350.0	0.40	\$3,055	50.00	211F	LAKEFRONT	200-399	DEPTH
021-010-400-095-00	6121 PINE ST	04/07/23	\$762,000	WD	03-ARM'S L	\$762,000	\$438,800	57.59	\$877,543	\$275,614	\$391,157	134.9	390.0	1.12	\$2,043	125.00	211F	LAKEFRONT	200-399	DEPTH
021-010-400-095-00	6121 PINE ST	08/23/24	\$825,500	WD	03-ARM'S L	\$825,500	\$438,800	53.16	\$877,543	\$339,114	\$391,157	134.9	390.0	1.12	\$2,514	125.00	211F	LAKEFRONT	200-399	DEPTH
021-013-200-065-00	501 HOLIDAY INN RD	05/24/24	\$325,400	WD	03-ARM'S L	\$325,400	\$175,900	54.06	\$351,821	\$218,039	\$244,460	84.3	140.0	0.28	\$2,587	86.00	211F	LAKEFRONT	0-200	DEPTH
023-110-000-025-00	BEAR SPRINGS RD	09/13/24	\$275,000	WD	03-ARM'S L	\$275,000	\$158,400	57.60	\$316,786	\$248,442	\$290,228	100.1	305.0	0.70	\$2,482	99.60	211F	LAKEFRONT	200-399	DEPTH
023-135-000-004-00	5940 CEDAR DR	12/15/23	\$440,000	WD	03-ARM'S L	\$440,000	\$178,600	40.59	\$357,219	\$321,348	\$238,567	82.3	134.0	0.26	\$3,906	85.00	211F	LAKEFRONT	0-200	DEPTH
023-145-000-001-00	5598 N MT MARIA RD	08/16/23	\$835,000	WD	03-ARM'S L	\$835,000	\$400,000	47.90	\$799,984	\$202,458	\$167,442	57.7	375.0	0.47	\$3,506	54.00	211F	LAKEFRONT	200-399	DEPTH
023-220-000-011-00	611 OAK ST	07/24/24	\$737,000	WD	19-MULTI F	\$737,000	\$281,200	38.15	\$557,048	\$401,009	\$221,057	100.5	305.0	0.70	\$3,991	100.00	211F	LAKEFRONT	200-399	DEPTH
Totals:			\$6,024,400			\$6,024,400	\$2,970,400		\$5,935,356	\$3,079,050	\$2,989,256	1,055.0		7.65						
								Sale. Ratio =>	49.31			Average								
								Std. Dev. =>	7.27			per FF=>	\$2,918	#REF!						

CALEDONIA LAKE F/F \$2900

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021-004-100-010-01		09/25/23	\$25,000	WD	19-MULTI F	\$25,000	\$16,000	64.00	\$32,000	\$25,000	\$32,000	200.0	200.0	0.92	0.92	\$125	\$27,233	\$0.63	200.00	401R	GEN RESID	402	
023-150-000-007-00	MICHAEL DR	10/20/23	\$13,000	WD	19-MULTI F	\$13,000	\$5,000	38.46	\$9,929	\$13,000	\$9,929	141.8	171.9	0.56	0.56	\$92	\$23,214	\$0.53	141.84	401R	GEN RESID	402	
023-150-000-053-00	MICHAEL DR	10/20/23	\$13,000	WD	19-MULTI F	\$13,000	\$4,200	32.31	\$9,929	\$13,000	\$9,929	120.0	150.0	0.56	0.41	\$108	\$23,214	\$0.53	120.00	401R	GEN RESID	402	
023-210-000-035-00	ROBIN HOOD DR	08/07/24	\$60,000	WD	19-MULTI F	\$60,000	\$13,000	21.67	\$25,950	\$60,000	\$25,950	200.0	0.0	0.59	0.90	\$300	\$102,564	\$2.35	200.00	401R	GEN RESID	402	
Totals:			\$111,000			\$111,000	\$38,200		\$77,808	\$111,000	\$77,808	661.8		2.62	2.79								
							Sale. Ratio =>	34.41						Average									
							Std. Dev. =>	17.99						Average									
														per Net Acre=:	42,317.96								
																						per SqFt=>	\$0.97

Res Lots 2026 Front Foot \$ 168